

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**October 28, 2024 – 7:00PM**

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The meeting was held in Council Chambers at the Borough Building, 425 Bower Hill Road and virtually on [www.zoom.us](http://www.zoom.us). The meeting was called to order at 7:00PM by Mr. Livingston.

Present included: Dale Livingston, Melissa Guiliani, Justine Cimarolli, Elizabeth Bellaver, Joseph Kauer, Borough Manager / Zoning Officer, Tom McDermott, Borough Solicitor.

Absent: Mike Tolmer

**Public comment (on / off agenda) VISITORS PLEASE STATE NAME AND ADDRESS:**

None.

**ADOPTION OF MINUTES:**

**September 23, 2024**

Motion to adopt the September 23, 2024, meeting minutes as submitted was made by Ms. Cimarolli, seconded by Ms. Guiliani; motion carried unanimously.

**NEW BUSINESS:**

1. Chabala Corner Plan of Lots

Mr. Livingston stated that the Plan proposes the consolidation of two existing parcels into one parcel. The properties are located to the south of Prestley Road, on the east side of Ewing Street in the R-1 Zoning District, being addresses 1 Ewing Avenue and 340 Prestley Road.

The Borough Manager reported that the plan has been reviewed by the Borough Engineer and as amended, it conforms to the Zoning Ordinance and with the approval of a double frontage lot waiver by the Borough Council, it complies with the SALDO. He stated that the plan has been provided to Allegheny County Economic Development and that their comments have yet to be received.

Motion to recommend to the Borough Council the approval of the Chabala Corner Plan of Lots, including approval of modification of Section 505.C of the Borough's Subdivision & Land Development Ordinance (Chapter 22) to allow proposed Lot 1 to be created as a double frontage lot, and any comments to be received from Allegheny County Economic Development being addressed by the applicant was made by Ms. Cimarolli, seconded by Ms. Guiliani; motion carried unanimously.

2. Review, discuss, and consider potential recommendations for Zoning and Subdivision Ordinance updates regarding residential yards, setbacks, and other misc. lot requirements. In response to previous PC meeting comments and inquiries, Borough Solicitor Tom McDermott was asked to review and provide his comments regarding existing provisions and recommendations regarding potential amendments address and clarify rules governing setbacks and other lot design requirements for lots in existing fully developed subdivision plans, lots abutting different zoning districts, and lots abutting or traversing border points between the Borough and surrounding communities (SF, Collier and USC). In addition to recommended updates to address the future development and use of vacant lots within fully developed residential subdivision plans, the Solicitor also reviewed and provided recommendations as to similar rules aimed at addressing lots that traverse zoning districts and the Borough borders. Noting that this topic dovetails with the PC's ongoing Comprehensive Planning and Zoning reviews to address future development within

the Borough's fully developed established business districts and along the Washington Rd. corridor bordering Collier Twp. toward Great Southern Shopping Center, for instance, there are several other similar 'border points' that directly impact future planning and development, such as the GE and Universal Steel properties, points along Rt. 79, and large undeveloped tracts along the USC border, as shown on the Zoning Map illustration handout. The Solicitor stated that the proposed Zoning and SALDO amendments seek to assure that future development of these border parcels remain in harmony with the existing developments and future developmental goals of Bridgeville. He added that these recommendations are the result of his reviews of the Borough's Ordinances and similar ordinances in other communities that he serves along with the Borough Engineer, LSSE, and include recommendations received from the Borough Engineer and from his peers in other communities. They are also similar to what many other communities in Allegheny County and elsewhere already have in place to address the development of parcels surrounding existing developed subdivision plans, or which abut other zoning districts or municipal borders. Solicitor McDermott explained his recommendations including defining and prohibiting flag lots, limiting the use of building lots him previously recorded in fully developed subdivision plans as roads or access points to other lands, or as access driveways or roads leading to more intense zoning districts or uses, or consolidating lots between municipal boundaries, and requiring lots to have minimum frontage on a Bridgeville Borough Street; and also providing that a lot cannot have an accessory use without an approved principle use. Ms. Cimarolli asked if that is what is similar on the Chabala plan by keeping their garage only if it's combined into the lot of principal use. Solicitor McDermott stated that it is correct. Mr. Livingston stated that this ties in well with the recent Comprehensive Planning efforts and the other zoning recommendations that have been brought forward by the new plan. The Planning Commission further discussed the recommended amendments, as well as the ongoing related discussions of setback requirements along Washington Avenue, which they agreed to continue to study that area of concern in relationship to the Comprehensive Plan. Upon conclusion of the discussions and deliberations about the proposed amendments, a motion was made by Mr. Livingston, seconded by Mrs. Bellaver, that the following Zoning and SALDO recommendations be made to the Borough Council for their consideration:

#### Lot Requirements (Zoning/SALDO)

- A. Flag Lots: defining and prohibiting "Flag Lots."
  - i. Flag lots are "lots that do not meet the required minimum lot width at the minimum building setback line, and which have an elongated and more narrow extension connecting the bulk of the lot area with a street."
  - ii. Flags Lots shall be prohibited in the Borough.
- B. A 'building lot' as laid out in a previously recorded plan of lots shall not be used as a driveway, or as a private or public road, to access a lot or lands that are not part of the same recorded plan of lots.
- C. A lot or portion of a lot located in one zoning district shall not be used as a driveway or private or public street to access an adjacent lot or portion of a lot in another zoning district if the use is not permitted as of right or as a conditional use in the zoning district in which the proposed driveway or private street will be located.
- D. A lot or portion of a lot shall not be used as a driveway or private or public street to access an adjacent lot or portion of a lot in another municipality.
- E. No lot shall be divided by the Borough boundary line. (No lot shall be consolidated with a lot not located within the Borough of Bridgeville.)
- F. Lots shall have the minimum required frontage on a Bridgeville Borough public street.
- G. In all zoning districts, accessory structures and uses are not permitted without first having a principal structure on the lot or substantial completion of a principal structure. This does not apply to temporary construction trailers or construction sheds as permitted by this chapter.
- H. Establishing minimum and maximum front yard setbacks in existing recorded plans of record, requiring any new principal structures to conform with (i.e. align with) the front yard setbacks of the existing structures on the immediately adjacent lots (or an average thereof).

Motion carried unanimously.

3. Review/Comments regarding the Collier Township Draft Comprehensive Plan.  
Ms. Guiliani presented two recommendations on the Collier plan:
  - A. Consider the effects of increased vehicular traffic on Prestley Road, in both Bridgeville and Collier, with the increase in redevelopment in both the Chartiers Valley and Great Southern Shopping Centers, and what improvements can be made to better accommodate the increased traffic flow.
  - B. Consider working with the other three municipalities within the Chartiers Valley School District when creating a Support Plan for Fire and EMS services and what we all can do collectively to address this issue, including a program within CV schools should be a program focused on all four municipalities (Bridgeville, Collier, Heidelberg, Scott).

Mr. Livingston stated he liked the section of the Collier plan the outlines sidewalk maintenance and education for property owners on their responsibility. He suggested that Bridgeville do something like what Collier is proposing.

The Planning Commission agreed to send a letter to Collier Township with the two comments.

#### **OLD BUSINESS:**

4. Comprehensive Plan Projects - Plan Implementation Discussion
  - a. Shade Trees: Mr. Livingston stated that a Community Tree Planting will be held on Saturday, November 16<sup>th</sup>, 9AM meeting at the Borough Building; volunteers needed.
  - b. North-End of Washington Avenue Revitalization
    - i. Bower Hill Road to Mayer Street widening / traffic improvements project update. Manager Kauer updated the Commission that Collier Township has included the north end traffic plan into their community's Comprehensive Plan and that both communities met with Senator Robinson and Representative Kulik earlier this month to present the plan. He stated that they were interested in the plan and the next step will be presenting the plan to PENNDOT in early 2025.
    - ii. Revitalization discussion (flood mitigation, traffic improvements, continuation of the downtown streetscaping (all of Washington Ave.), pedestrian improvements, public parking recommendations, land use / zoning recommendations) Ms. Cimarolli questioned what we are doing about Phase 2 of the Flood Control Project. Mr. Livingston stated that he would like to see Phase 1 started and what it involves before we advance Phase 2.
  - c. Baldwin Street Flood Lots Repurposing / Pollinator Garden in the 500 Block
    - i. Ms. Guiliani presented the finalize garden concept plan and project budget for the Baldwin Street Butterfly Garden to the Commission. Ms. Cimarolli questioned how the garden could be watered. Solicitor McDermott suggested water service could be reestablished to the lot. Motion to recommend to Borough Council that the Baldwin Street Butterfly-Pollinator Garden be implemented and budgeted for with a Spring 2025 community planting. Motion was made by Ms. Guiliani, seconded by Mrs. Bellaver; motion carried unanimously.

#### **PUBLIC COMMENT (GENERAL ITEMS) VISITORS PLEASE STATE NAME AND ADDRESS:**

Mr. Pat DeBlasio, 447 Washinton Avenue, asked the Commission to dream big and explained that the 20' building setbacks on Washington Avenue between Bower Hill Road and the Collier Township border is to accommodate the proposed widening of Washington Avenue. He also encouraged the Commission to include utility relocation in its plans for both the north and south end of Washington Avenue streetscapes.

#### **ADJOURNMENT:**

Motion to adjourn was made by Ms. Guiliani, seconded by Mrs. Bellaver; meeting adjourned at 8:17PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Zoning Officer